

Town of Mount Washingt



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		EAST ST, MOUNT WASHINGTON

OWNERSHIP

Owner 1:	MARY J FAGAN TRUSTEE OF THE AMENDED A
Owner 2:	JANE FAGAN REVOCABLE TRUST u/t/a DATED J
Owner 3:	2013
Street 1:	109 MIDDLE RD HILLTOP MANOR
Street 2:	
Twn/City:	WILMINGTON
St/Prov:	DE Cntry Own Occ: N
Postal:	19809 Type:

PREVIOUS OWNER

Owner 1:	FAGAN MARY JANE -
Owner 2:	-
Street 1:	109 MIDDLE RD HILLTOP MANOR
Twn/City:	WILMINGTON
St/Prov:	DE Cntry
Postal:	19809

NARRATIVE DESCRIPTION

This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1995, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		87120		SQUARE FESITE			0	1.11	1.400	MW									135,384						135,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	231,400	6,500	2.000	135,400	373,300		
Total Card	231,400	6,500	2.000	135,400	373,300	Entered Lot Size	
Total Parcel	231,400	6,500	2.000	135,400	373,300	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	259.78	/Parcel:	259.78	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	231,400	6500	2.	135,400	373,300	373,300	YER	1/26/2018
2017	101	FV	220,400	6500	2.	135,400	362,300	362,300	Year End Roll	5/5/2017
2016	101	FV	205,700	6900	2.	135,400	348,000	348,000	Year End Roll	2/11/2016
2015	101	FV	210,400	6900	2.	140,300	357,600	357,600	year end roll	1/15/2015
2014	101	FV	210,400	6900	2.	140,300	357,600	357,600	Year End	8/7/2014
2013	101	FV	210,800	7100	2.	140,300	358,200	358,200	COMMITMENT	5/30/2013
2012	101	FV	201,600	7100	2.	140,300	349,000	349,000	final value	1/12/2012
2011	101	FV	201,600	7100	2.	140,300	349,000	349,000	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FAGAN MARY JANE	2346-208		2/22/2016	CONVIENCE		0	No	No		
WELLS RICHARD N	1036-263		10/31/1997		238750	No	No			
	832-25		2/6/1963		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/1/1995		MANUAL	100,000					HSE

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2011	MEASURED	316	EVAN
5/15/1998	MEAS+INSPCTD	500	BOA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	TAN
View / Desir:	

GENERAL INFORMATION

Grade:	B- - GOOD (-)
Year Blt:	1995 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Hw/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	%
Bsmnt Flr:	12 - CONCRETE
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal:	% Sprinkled

BATH FEATURES

Full Bath:	2 Rating: AVERAGE
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

OTHER FEATURES

Kits:	1 Rating: AVERAGE
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	1 Rating: AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	10.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.4 %

CALC SUMMARY

Basic \$ / SQ:	104.00
Size Adj.:	1.03789139
Const Adj.:	1.00000000
Adj \$ / SQ:	107.941
Other Features:	14900
Grade Factor:	1.25
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	258306
Depreciation:	26864
Depreciated Total:	231442

COMMENTS

RESIDENTIAL GRID

1st Res Grid Desc:	Line 1 # Units 1
Level	FY LR DR D K FR RR BR FB HB L O
Other	
Upper	
Lvl 2	
Lvl 1	
Lower	
Totals	RMs: 0 BRs: 0 Baths: 2 HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

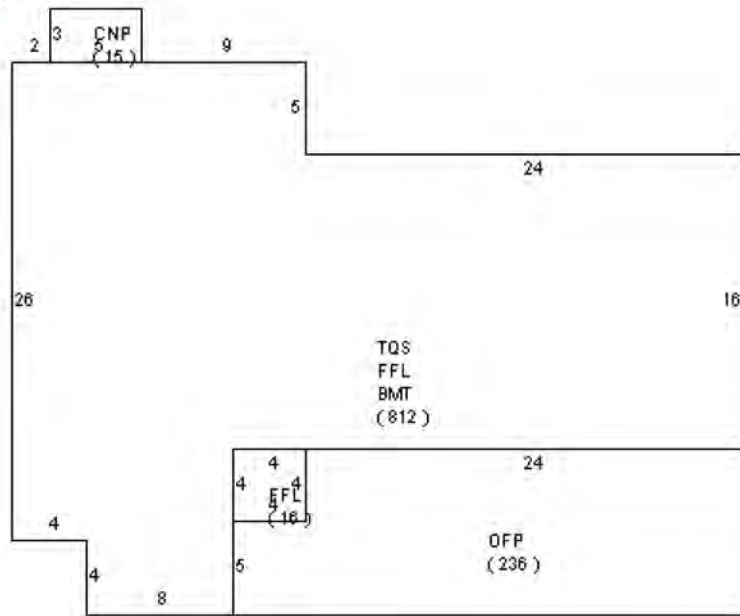
RES BREAKDOWN

No Unit	RMS	BRS	FL
1			1
Totals			
1			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Val/Su Fin:	161.03	
Special Features:	0	Val/Su Net:	92.56	
Final Total:	231400	Val/Su SzAd:	161.03	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	828	107.940	89,375
BMT	BASEMENT	812	32.380	26,294
TQS	3/4 STORY	609	102.540	62,449
OFF	OPEN PORCH	236	13.880	3,276
CNP	CANOPY	15	34.000	510
Net Sketched Area:		2,500	Total:	181,904
Size Ad	1437 Gross Area	2703	FinArea	1437

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	GARAGE	D Y	1	20X20	G	GD	1998	18.59	T	12	101			6,500		6,500

PARCEL ID 2014

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items: 6,500

Total Special Features:

Total: 6,500